

121.D

0001

0014.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

256,100 / 256,100

USE VALUE:

256,100 / 256,100

ASSESSED:

256,100 / 256,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	14
Owner 1: STORLAZZI EDMUND/TRUSTEE		
Owner 2: #14 100 PLEASANT REAL ESTATE		
Owner 3: TRUST		
Street 1: PO BOX 1522		
Street 2:		
Twn/City: CONCORD		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01742	Type:	

PREVIOUS OWNER

Owner 1: DEE DANIELLE R -	
Owner 2: -	

Street 1: 100 PLEASANT ST #14	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Wood Shingle Exterior and 501 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6026																

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
102								136178				GIS Ref	
0.000								GIS Ref				GIS Ref	
256,100								Insp Date				Insp Date	
256,100								07/26/18				07/26/18	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		121.D-0001-0014.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date
2020	102	FV	252,800	0	.	.	252,800	252,800	Year End Roll	12/18/2019	
2019	102	FV	250,500	0	.	.	250,500	250,500	Year End Roll	1/3/2019	
2018	102	FV	223,900	0	.	.	223,900	223,900	Year End Roll	12/20/2017	
2017	102	FV	205,900	0	.	.	205,900	205,900	Year End Roll	1/3/2017	
2016	102	FV	205,900	0	.	.	205,900	205,900	Year End	1/4/2016	
2015	102	FV	191,800	0	.	.	191,800	191,800	Year End Roll	12/11/2014	
2014	102	FV	184,000	0	.	.	184,000	184,000	Year End Roll	12/16/2013	
2013	102	FV	184,000	0	.	.	184,000	184,000		12/13/2012	

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes						
DEE DANIELLE R,	63204-360		1/23/2014		217,000	No	No			Edmund Storlazzi appointed as trustee 66421:7						
SEKHRI SACHIN K	48471-71		11/9/2006		214,500	No	No									
STAMATOPOULOS G	33586-304		9/4/2001		174,900	No	No									
BARBA MARGARET	29735-266		2/1/1999		95,000	No	No	Y								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2003	656	Porch	2,300	C		G6	GR FY06	REPL FRT & RR PORC

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Mail Update	MM	Mary M
7/26/2018	Measured	DGM	D Mann
8/24/2005	Fieldrev-Chg	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK; 20668 PG; 94, Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: GREY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N - NONE				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1880	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 3	BRs: 1	Baths: 1	HB					
Const Mod:				% Own: 11.00000000													
Lump Sum Adj:				Name: 13 - 6026													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	3	1	0						
Sec Int Wall: %				Economic:		Additions:											
Partition: T - Typical				Special:		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		Baths:											
Sec Floors: %				Total: 18.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac:	NO														
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 121.D-0001-0014.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			